



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for approval of road dedication as part of the Opheikens Subdivision.
Application Type:	Administrative
Agenda Date:	Friday, May 25, 2018
Applicant:	Brian Opheikens
Subdivision File Number:	LVO012318

Property Information

Approximate Address:	718 N 4700 W, Ogden
Project Area:	6 acres
Zoning:	Agricultural (A-2) Zone
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	15-027-0107
Township, Range, Section:	Township 6 North, Range 2 West, Section 8

Adjacent Land Use

North:	Agriculture	South:	Agriculture
East:	Agriculture	West:	Agriculture

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 7, Agricultural (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Approval Meeting History

An Administrative Approval meeting was held on March 29, 2018, where the subdivision received final approval. Due to the road dedication, the application and dedication proposal is required to be presented and reviewed by the County Commission for approval. The proposed road dedication is 3,150 square feet along 4700 West Street.

Background and Summary

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the Agricultural (A-2) Zone. Single-family dwellings are a permitted use in the A-2 Zone.

Lot area, frontage/width and yard regulations: In the LUC §104-7-6, the A-2 zone requires a minimum lot area of 40,000 square feet for a single family dwelling and a minimum lot width of 150'. Lot 1 maintains adequate lot area at 6 acres and has approximately 315' of frontage along 4700 West.

Lot area, width and yard regulations: The lot contains 2.596 acres (106,329.96 sq. ft.) and will be 170 ft. wide.

Culinary water and sanitary sewage disposal: Feasibility letters have been provided for the culinary water and the sanitary sewer for the proposed subdivision. The culinary water for the proposed subdivision will be provided by Taylor West Weber Water Improvement District. The sanitary sewage disposal will be an individual waste water treatment system.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Engineering Division, and Surveyor's Office along with the Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Tax clearance: There are no outstanding tax payments related to this parcel. The 2018 property taxes are not considered due at this time but will become due in full on November 30, 2018.

Planning Commission Recommendation

Staff recommends approval of the road dedication of the Opheikens Subdivision, including 3,150 square feet of frontage along 4700 W Street.

This recommendation is based on the following findings:

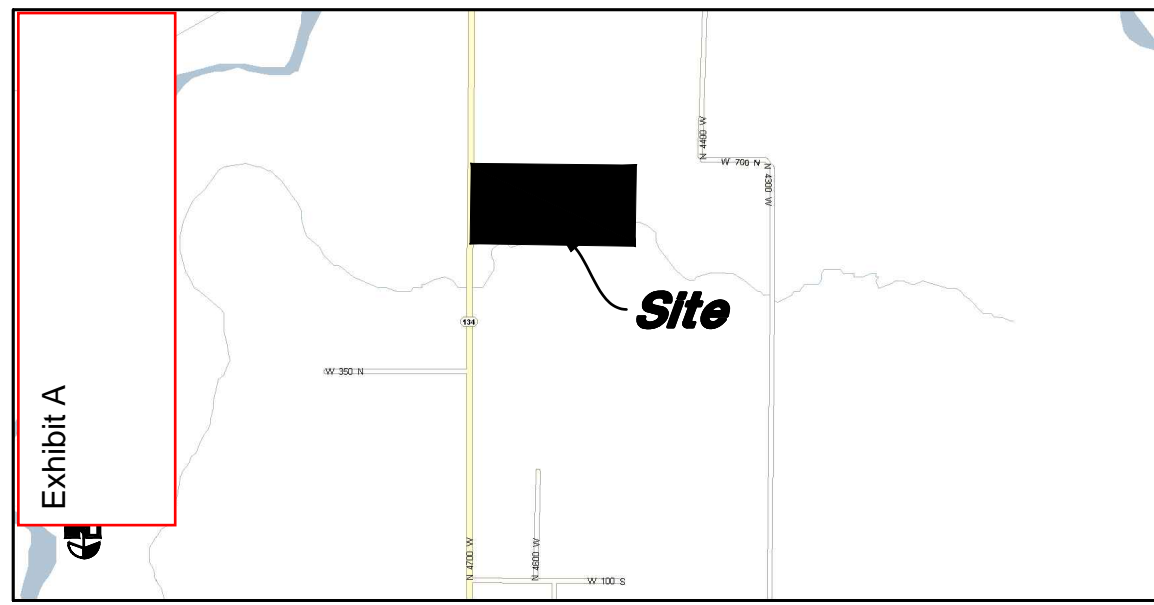
1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.

Exhibits

- A. Proposed Subdivision

Map 1

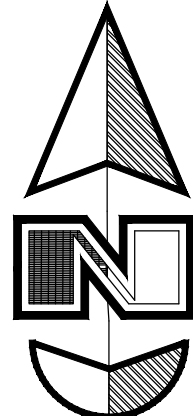




VICINITY MAP
Not to Scale

Opheikens Subdivision

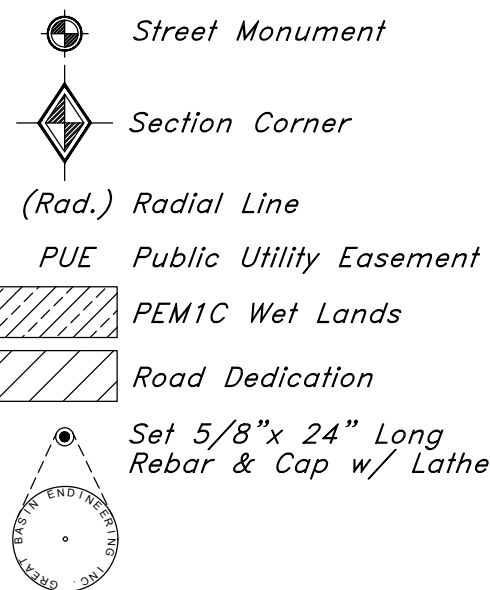
A part of the Southeast 1/4 of Section 8, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
April 2018



Scale: 1" = 60'

Graphic Scale

Legend



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Opheikens Subdivision in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this 04/26/2018 day of April, 2018.
No. 6242920
ANDY HUBBARD
STATE OF UTAH
Surveyor

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Weber, Weber County, Utah:

Beginning at a point located 1738.25 feet North 89°23'57" West along the Quarter Section line and 70.00 feet South 0°36'03" West from the East Quarter of said Section 8, and running thence South 0°50'21" West 315.00 feet; thence North 89°23'57" West 829.73 feet to the East right of way line of 4700 West Street (SR-134); thence North 0°50'21" East 315.00 feet along said East line; thence South 89°23'57" East 829.73 feet to the point of beginning.

Contains: 6.000 acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and name said tract Opheikens Subdivision.

Signed this _____ day of _____, 2018.

Brian Opheikens

Stephanie Opheikens

ACKNOWLEDGMENT

State of Utah
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2018 by Brian Opheikens and Stephanie Opheikens.

Residing At: _____
Commission Number: _____
Commission Expires: _____
A Notary Public commissioned in Utah
Print Name

NARRATIVE

This Subdivision was requested by Mr. Brian Opheikens for the purpose of subdividing the existing ground to better accommodate future plans for the property. A Rebar was found at the Southeast Corner and brass Cap monuments were found at the East Quarter and South Quarter corner of Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Positions for the Center of Section 8 were calculated into position from county records. The Northwest Quarter of the Southeast Quarter of said Section 8 was then calculated from these positions. Section Corners Not Found were calculated in from bisecting Section 8, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. A Record of Survey for Robert Penman Dated April 22, 2008 and filed November 24, 2008; and a Record of Survey for J. Andrew Penman Dated August 10, 1988 and filed August 04, 1989 were used as reference for this plat. A line bearing North 45°20'25" East between the South Quarter Corner and East Quarter corner of Section 8 was used as the basis of bearings. Property corners were monumented as depicted on this drawing. The Right of Way for 4700 West Street was established by using Highway plan obtained from UDOT Region 1 (FAS-155-A-B_AB03, FAS-155-B(1)_AB03).

Notes:

Exploration Pit #1 - 2018
0-16" Silty clay loam, granular structure
16-32" Silty clay loam, blocky structure
32-64" Silty clay loam, massive structure
Ground water encountered at 64"

Notes:

- 10' wide Public Utility and Drainage Easements as depicted here on.
- Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

FLOOD ZONE CERTIFICATE

This property lies within Zone X (not shaded) according to Flood Insurance Rate Map of Weber County 49057C0189E dated December 16, 2005 and City of Ogden - Community Panel Number 4901870189E dated December 16, 2005. Zone X (Not shaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2018.

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

DEVELOPER
Brian Opheikens
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 920-3543
brian.opheikens@hotmail.com

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this _____ day of _____, 2018.

Weber County Engineer

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, hereon are hereby approved and accepted by the commissioners of Weber County, Utah.
Signed this _____ day of _____, 2018.

Chairman, Weber County Commission

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2018

Weber County Surveyor

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
Signed this _____ day of _____, 2018.

Weber County Attorney

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
Signed this _____ day of _____, 2018.

Weber-Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____ AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY



PRELIMINARY